Study Session

New Town Hall Site Evaluation + Concept Study





existing conditions

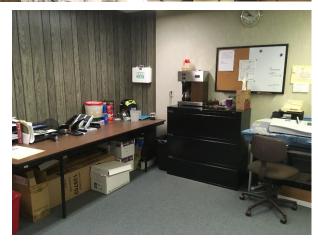


















Space Name	Quantity	People	Size	Comments	Square Feet
Lobby / Vestibule	1		26 x 40		1,040
Public Restrooms	1		20 x 26	men + women	520
Council Chamber Coat Storage	1		10 x 20		200
Council Chamber AV Room	1		8 x 20		160
Town Council Chambers	1		38 x 60	100 seats + 17 dais seats	2,280
Town Council / Office Meeting Room	1		17 x 22	14 – 16 seats	374
Clerk / Treasurer Office	1	1	15 x 18		270
Deputy Clerk Treasurer Office	1	1	12 x 15		180
Payroll Clerk Office	1	1	12x12		144
Clerk Workstations (2 utility+2 bursars+1 accts payable/receivable + 2 clerks adjacent to counter + 1 open)	8	8	8 x 8	moveable furniture workstations	512
IT Equipment / Office	1	1	10 x 20	part-time	200
Office Workroom	1		12 x 14	mail/storage/supplies/copier/recycling	168
President / Council Office	1	1	15 x 18	shared space	270
Break Room	1	0.110.110.110.110.110.111.110.110.110.1	20x 24	refrigerator/microwave/sink	480
Front Counter	1		8 x 36	3 service areas	288
Building & Inspections Support Staff	2	2	8 x 8	moveable furniture workstations	320
Inspections (electrical, plumbing + code)	3	3	8 x 8	moveable furniture workstations	192
Building Commissioner Office	1	1	15 x 18		270
Drawing / File Storage	1		15 x 18		270
Building Dept. Plan Review / Conference	1	W.T. #62 #62 #62 #62 #62 #62 #62 #62 #62 #63 #64 #64 #64	12 x 15		180
Redevelopment Director	1	1	12 x 15		180
Redevelopment Assistant / Waiting	1	1	12 x 15	200 E. I.	180
Staff Toilets	4		10 ×10		400
High Density Storage	1		12 x 14	н өзөөлө тараа тара наараан наараан наараан наараан наараан тараараан наараан наараан наараан наараан наараан н	168
Sub-Total	35	21			9,414
Unassignable Square Feet @ 65/35% - 60/40% ratio			nenenenedi metraten nearien metraten met	wall/structure/circulation/mech/janitor closets	4,979 – 6,164
Total Space Requirements Range					14,225 – 15,410



parking requirement

- ☐ Assume building size of 14,000 15,000 square feet
- \square Provide 3 4 cars per 1,000 square feet
- \square Required parking spaces = 40 60
- ☐ Allocate 450 square feet per car to account for parking stall and drive area
- \square Approximate parking area = 18,000 27,000 square feet or a ½ acre

building + parking site requirement

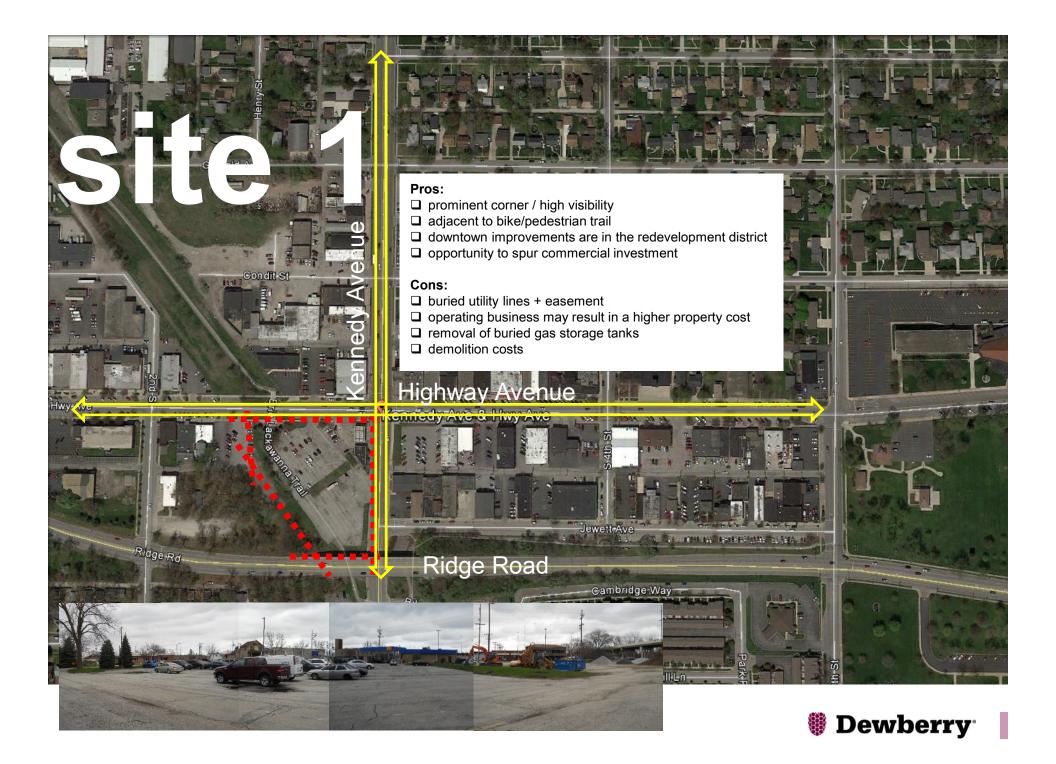
- ☐ Provide a minimum of one acre per 10,000 square feet of building area
- ☐ Site should be a minimum of 1.5 acres to accommodate expansion and storm water retention

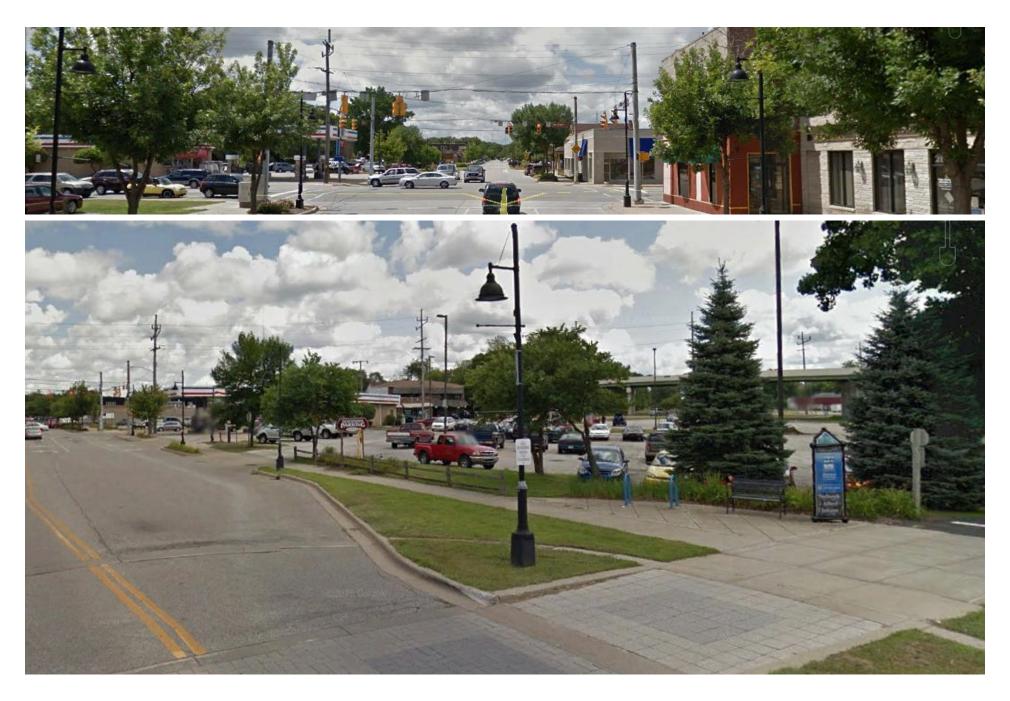


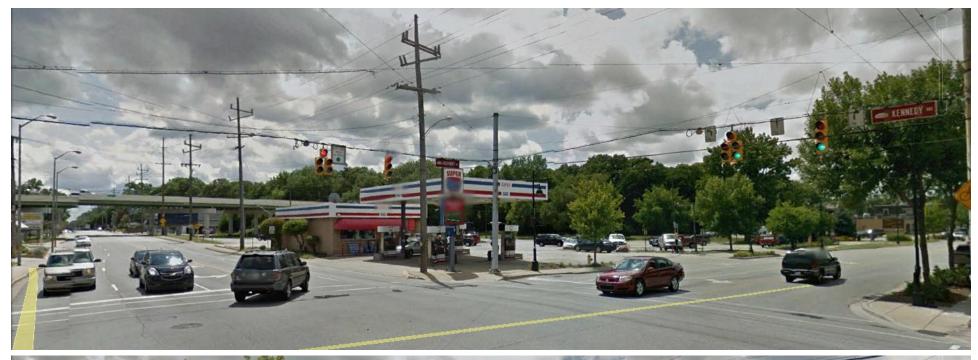
preliminary cost analysis assumptions

- ☐ Construction start in Spring of 2017
- ☐ 12 month construction duration
- ☐ Above average quality level of construction
- **□** \$300 \$350 per square foot
- ☐ Site development costs are 20% of the building construction cost
- ☐ Furniture + moveable equipment costs allowance are 10% 15% of total construction cost











site 1 concept



site 1 concept



site 1 budget + timeline

Preliminary Cost Analysis

A.	New Construction	14,000 - 15,000 GSF @ \$250 - \$300/GSF	\$3,500,000 - \$3,750,000
В.	Site Development	20% of A	\$700,000 - \$750,000
C.	Total Construction Cost	A + B	\$4,200,000 - \$4,500,000
D.	Site Acquisition	property @ \$275,000 + working business	\$500,000 - \$650,000
E.	Demolition	Allowance	\$25,000 - \$50,000
F.	Soft Costs	15% - 20% of C	\$630,000 - \$900,000
G.	Furniture + Equipment	10% - 15% of A	\$350,000 - \$562,500
Н.	Contingency	10% - 15% of C	\$420,000 - \$562,500
J.	Total Project Cost Range		\$6,125,000 - \$7,225,000

Project Timeline

Activities	Months	Date
Land Acquisition	6	July – November 2016
Design + Construction Documents	5 - 6	July – December 2016
Demolition	1 - 2	January – February 2017
Bidding + Award	2 - 3	January – March 2017
Construction	11 - 13	April 2017 – May 2018
Move-In / Grand Opening		June / July 2018













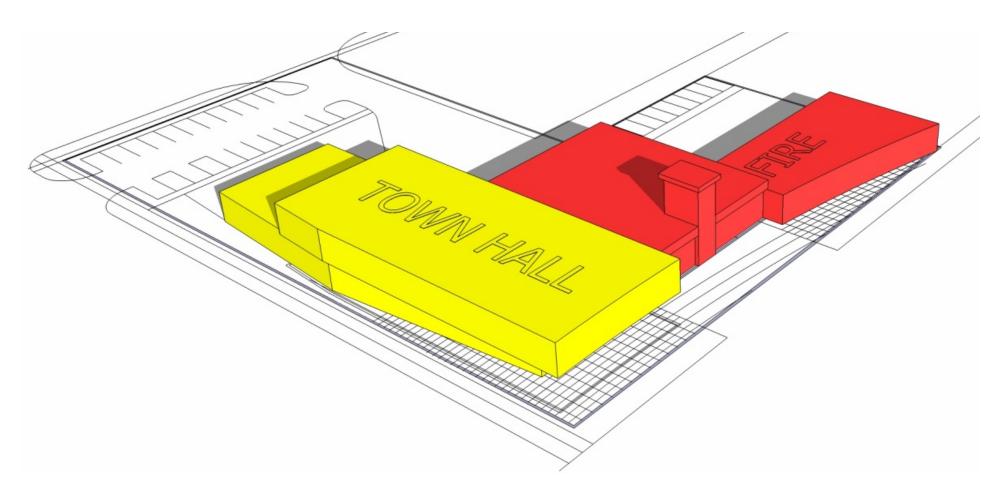


site 2 concept





site 2 concept





site 2 budget + timeline

Preliminary Cost Analysis

A.	New Construction	increase to include fire GSF @ \$250 - \$300/GSF	\$,000 - \$,000
В.	Site Development	15% of A	\$,000 - \$,000
C.	Total Construction Cost	A + B	\$,000 - \$,000
D.	Site Acquisition		\$0
E.	Demolition	\$5 - \$10/GSF	\$15,000 - \$25,000
F.	Soft Costs	15% - 20% of C	\$,000 - \$,000
G.	Furniture + Equipment	10% - 15% of A	\$350,000 - \$562,500
Н.	Contingency	10% - 15% of C	\$,000 - \$,500
J.	Total Project Cost Range		\$,000 - \$,000

Project Timeline

Activities	Months	Date
Land Acquisition	NA	NA
Demolition	1 - 2	November - December
Design + Construction Documents	5 - 6	July - December
Bidding + Award	2 - 3	January – March 2017
Construction	11 - 13	April 2017 – May 2018
Move-In / Grand Opening	1	June 2018
Total	22 - 28	







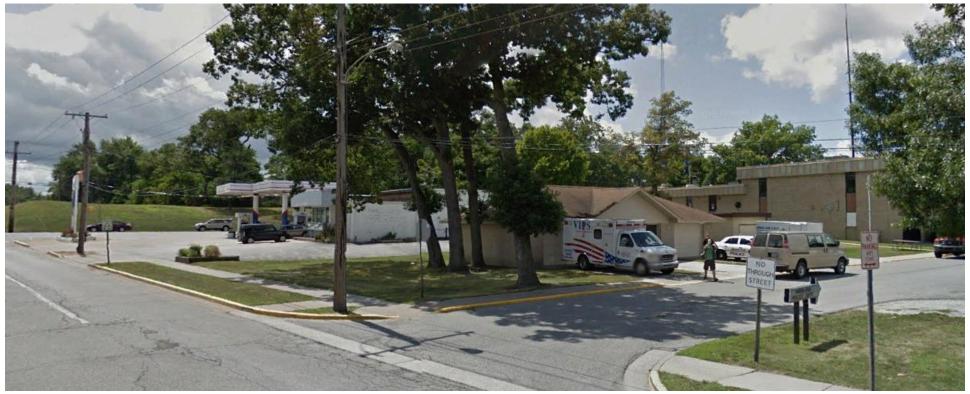












police facility









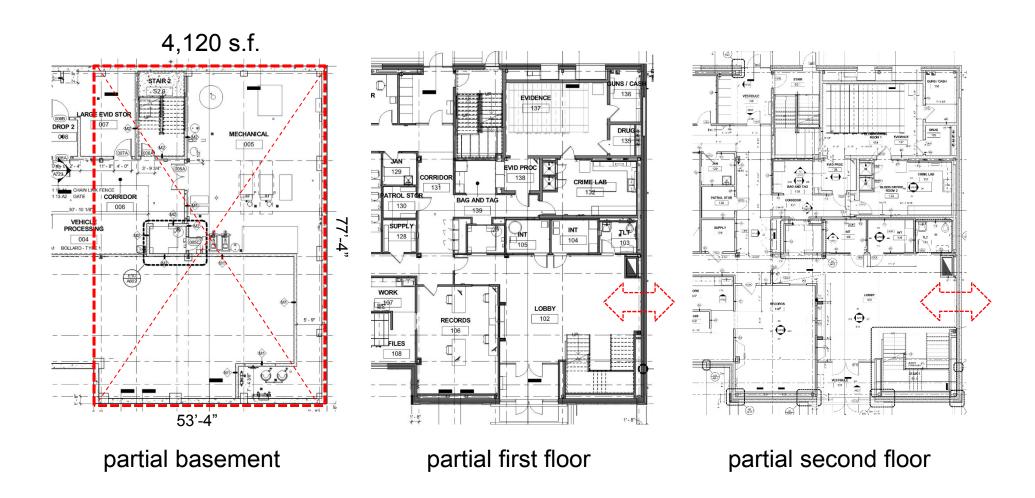








police facility plans @ east end

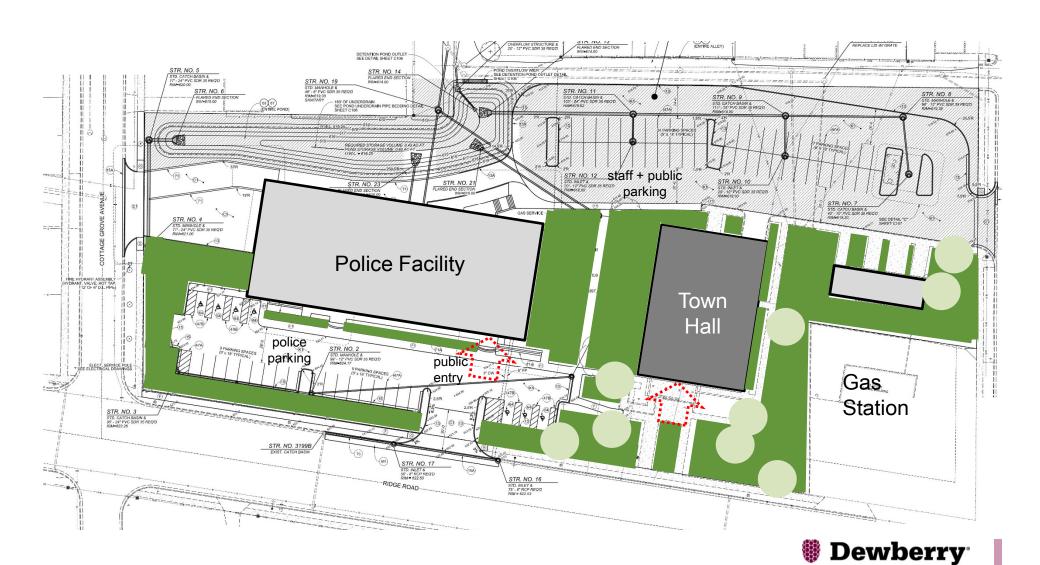


3 floors x 4,120 = 12,360 square feet



site 3 existing conditions

No public parking adjacent to Town Hall entrance Police south parking lot does not connect with north parking lot



site 3 concept diagram

phase 1

Build new 2-story Town Hall w/basement along police facility east wall Demolish existing Town Hall Add 20 Town Hall parking spaces and connect w/police parking along Ridge Road Add trees to property edge along Ridge Road to unify site

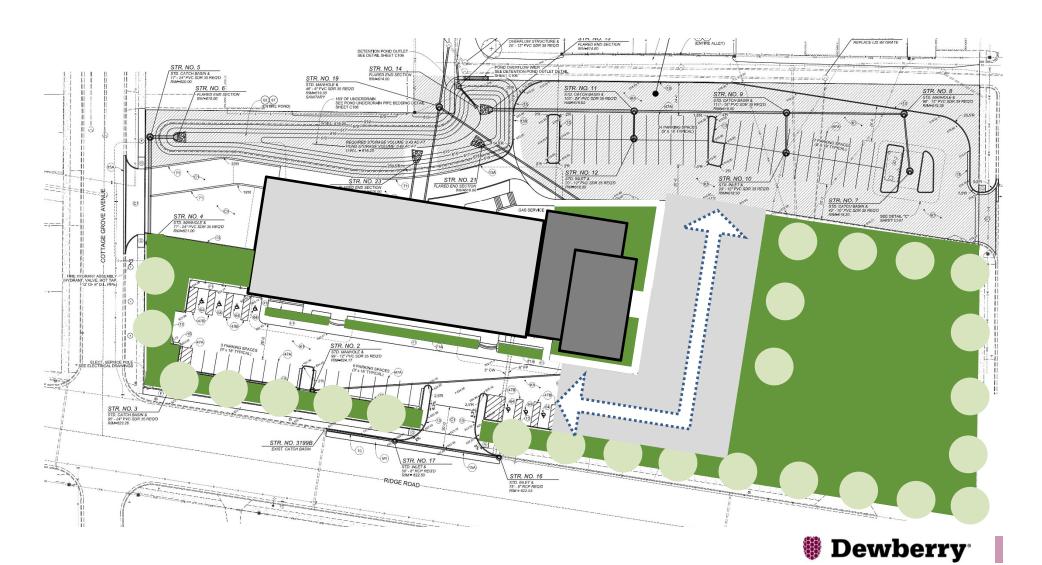




site 3 concept diagram

phase 2

Purchase corner property + remove gas station Create public green space at corner of Ridge Road + Grace Street



site 3 budget + timeline

Preliminary Cost Analysis

A.	New Construction	14,000 - 15,000 GSF @ \$250 - \$300/GSF	\$3,500,000 - \$3,750,000
В.	Site Development	12% - 15% of A	\$420,000 - \$562,500
C.	Total Construction Cost	A + B	\$3,920,000 - \$4,312,500
D.	Site Acquisition		\$0
E.	Demolition of existing Town Hall	17,920 sf x \$10 - \$15 sf	\$179,200 - \$268,800
F.	Soft Costs	15% - 20% of C	\$588,000 - \$862,500
G.	Furniture + Equipment	10% - 15% of A	\$392,000 - \$646,875
H.	Contingency	10% - 15% of C	\$392,000 - \$646,875
J.	Total Project Cost Range		\$5,471,200 - \$6,737,550

Project Timeline

Activities	Months	Date
Land Acquisition	NA	
Design + Construction Documents	5 - 6	July – December 2016
Bidding + Award	2 - 3	January – March 2017
Construction	11 - 13	April 2017 – May 2018
Demolition of existing Town Hall	1	June 2018
Move-In / Grand Opening		June / July 2018

